

93 acres/37.6 hectares

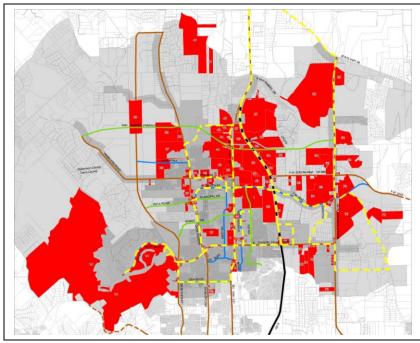
US 183 is 1.9 miles/3.1 km east

Utilities

Greenfield

Zoning - Single Family

Mr. Emmet J. Hawkes Hawkes & Company Realtors 213 West Figueroa Street Santa Barbara CA 93101 (805) 966-0891 phone emmetjhawkes@msn.com



Property								
Total Acreage: 93 acres/37.6 hectares				Map: MAPSCO Austin 2006 Street Guide, pg. 311, Sec. U, V, Y, Z				
Location								
City: Leander				County: Williamson				
Address/Directions: .75 mile (1.	2 kilometers	s) west o	f the FM 2243/	Bagdad Road	dintersect	ion, consid	ered N	orth Creek Section 3
Within City Limits: Yes				Distance from City Limits: Not Applicable				
Distance to US Highways: 1.9 miles/3.1 kilometers Distance to Interstate Highways: 12 miles/19 kilometers				Type of Zoning: Single Family				
General Site Information								
Previous Use of Site: Open Farm	Genera	l Condition:	Good	Dimensions: 2,666 x 1,716 feet/813 x 523 meters				
Soil Composition (based upon U Soil Survey of Williamson Count Denton-Eckrant-Doss: moderate shallow, calcareous, clayey, cob indurated fractured limestone or variable 1 to 8 percent slopes	y, Issued Ja ely deep, sh obly, and sto	anuary of allow and ony soils	1983): d very formed in					ry high with a high risk of risk of corrosion for
Adjoining Acreage Available: You	Can Sit	e Be Divided:	Yes	Yes Lot Size		: Negotiable		
Improvements Rail Served: No				Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail				
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: Immediately west of a 400-home subdivision and southwest of Devine Lake Park.				
Fenced: Yes				Landscaped: No				
Located within an Industrial Park: No				Type of Business: Commercial, Retail				
Deed Restriction(s): No				Covenants:	: No			
Utilities								
City of Leander Services: Depart Engineering, (512) 528-2700	inches/	Size of Neare 20.3 cm re: 88 psi/606			Sewer - Size of Nearest Line: 8 inches/20.3 cm			
Electric Service: Pedernales Electric Cooperative (PEC) Phone: (8		30) 868-6041		Facs: (512) 268-0328		1	Email: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Energy			Nearest Line:	3 inch/7.6 cm			re: Intermediate Pressure at III Avenue in North Creek	
		112) 870-4430 and/or 2424		Facs: (512) 870-4475 (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Solid Waste Disposal: Clawson Disposal, Inc. Phone: (5		12) 259-1709		Facs: (512) 746-5807			Email: clawsondisp@earthlink.net	
Sales Information								
Contact: Mr. Emmet J. Hawkes	e: (805) 96	6-0891	Facs: Not A	Available	Email: emmetjhawkes@ms om		sn.c	Web Site: Not Applicable
Sales Price: Negotiable			1	Lease Price		olicable		1
Comments: Located in one of s	everal Lean	der grow	th corridors w	ith good acc	essibility	adjacent to	many r	esidential subdivisions.